175.0	0011	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	639,300 /	639,300
					USE VALUE:	639,300 /	639,300
					ASSESSED:	639,300 /	639,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58		NICOD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SUTHERLAND KATHRYN FITZGERALD
Owner 2:	SUTHERLAND DAVID
Owner 3:	
Street 1:	58 NICOD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	COHN KAREN A -
Owner 2:	-
Street 1:	58 NICOD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,040 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Vinyl Exterior and 1728 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6040.000	216,600	1,900	420,800	639,300
Total Card	0.139	216,600	1,900	420,800	639,300
Total Parcel	0.139	216,600	1,900	420,800	639,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.97 | /Parcel: 369.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 117885
GIS Ref:
GIS Ref:
Insp Date: 06/26/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 175.0-0011-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	216,600	1900	6,040.	420,800	639,300	639,300	Year End Roll	12/18/2019
2019	101	FV	185,900	2000	6,040.	414,800	602,700	602,700	Year End Roll	1/3/2019
2018	101	FV	185,900	0	6,040.	318,600	504,500	504,500	Year End Roll	12/20/2017
2017	101	FV	185,900	0	6,040.	300,600	486,500	486,500	Year End Roll	1/3/2017
2016	101	FV	185,900	0	6,040.	276,600	462,500	462,500	Year End	1/4/2016
2015	101	FV	174,200	0	6,040.	258,500	432,700	432,700	Year End Roll	12/11/2014
2014	101	FV	170,700	0	6,040.	238,100	408,800	408,800	Year End Roll	12/16/2013
2013	101	FV	170,700	0	6,040.	238,100	408,800	408,800		12/13/2012

!13710!

PRINT

Date	Time
12/11/20	03:37:54

LAST REV

Date	Time
09/17/19	14:27:42
jorourke	
13710	

USER DEFINED

Prior Id # 1:	117885
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COHN KAREN A,	72835-548	1	6/27/2019		730,000	No	No		
COHN KAREN/ TRU	72253-378	1	2/22/2019	Convenience	99	No	No		
DUGGAN JOHN P-V	43077-267		8/17/2004	Family	99	No	No		
	9779-128		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/3/2013	1757	Redo Kit	33,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2019	SQ Returned	JO	Jenny O
8/15/2018	Missed Appt.	BS	Barbara S
6/26/2018	MEAS&NOTICE	BS	Barbara S
5/15/2014	External Ins	PC	PHIL C
2/10/2014	Info Fm Prmt	EMK	Ellen K
3/5/2009	Info Fm Prmt	EMK	Ellen K
12/31/2008	Measured	163	PATRIOT
12/14/1999	Meas/Inspect	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6040		Sq. Ft.	Site		0	70.	1.00	6									420,838						420,800	

Total AC/HA: 0.13866 | Total SF/SM: 6040 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,838 | Spl Credit | Total: 420,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98980004
Adj $ / SQ:	140.304
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	313901
Depreciation:	97309
Depreciated Total:	216592

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

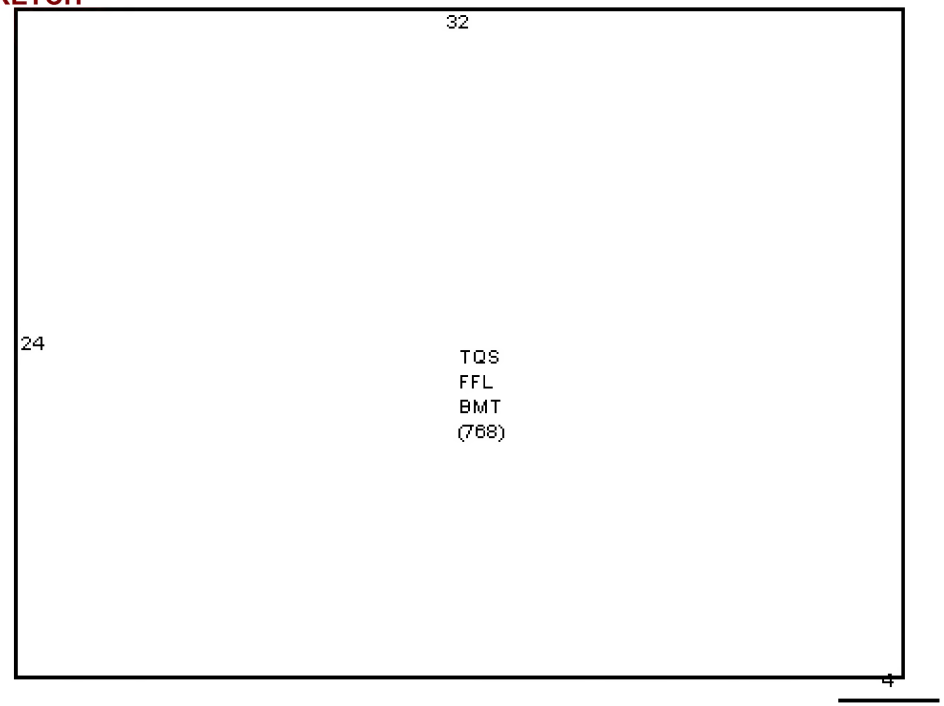
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	140.30
Special Features:	0	Val/Su Net:	102.56
Final Total:	216600	Val/Su SzAd	161.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	55.770	42,832
FFL	First Floor	768	140.300	107,754
TQS	3/4 Story	576	140.300	80,815
	Net Sketched Area:	2,112	Total:	231,401
Size Ad	1344	Gross Are	2304	FinArea 1728

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 175.0-0011-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	13X15	A	AV	2006	11.13	T	10.4	101			1,900			1,900

More:	N	Total Yard Items:	1,900	Total Special Featues:	Total: 1,900